

CONDITIONAL USE ANALYSIS

August 27, 2008

C-35-2008

Transwestern and KOLL/PER LLC (Mark Bowers)

2850 S. Redwood Road

C-3 Zone (4.84 Acres)

The applicant, Mark Bowers, is requesting a conditional use amendment for the uses in an existing business park. The zoning for this area is C-3, Transitional Commercial. The West Valley City General Plan anticipates General Commercial, Business, Office and Light Manufacturing uses for this area. The area to the south was just rezoned from A (Agricultural) to General Commercial (C-2) for a Psychiatric Hospital. The area to the north and east is zoned Manufacturing and there is C-2 across Redwood Road.

This facility was originally approved in 1984 (C-25-84) as an Office/Warehouse Park. In 2000 the owner came to the Planning Commission for an amendment to the conditional use to allow for more flexibility in the uses. At this time, the applicant submitted a list of prohibited uses that were then made part of the conditions of approval. (Please see the attached list.) Most of the uses are prohibited or conditional uses in the C-3 zone and this additional restriction has been confusing for the current owners and adds another step to business license review process. Therefore, Mr. Bowers, is requesting an amendment to the conditional use approval to remove the list of prohibited uses from this site.

The conditions of approval for this amendment also included limitations on how the different buildings were to be used. The west building would be used for retail, the south building for office/warehouse and the north building for light manufacturing. The applicant is requesting that this restriction be removed as well and that the entire site be approved for the following uses:

- Business record storage within an enclosed building
- Light manufacturing conducted within an enclosed building
- Office/warehouse – more than 50% interior storage

The applicant has indicated that outside storage will not be permitted on site. There was some discussion regarding auto related uses on site however the applicant did not have any specific plan for this use so staff recommends that if auto uses are proposed at this location that it be reviewed at a future Planning Commission hearing.

There are approximately 206 parking spaces on site (166 parking spaces on the perimeter of the site with an additional 40 spaces along the interior). The applicant has indicated that the front building (15,000 sqft) will be primarily retail and the remaining 68,000 sqft would have a general mix of office, warehouse and industrial. Therefore with the shared parking calculations the required parking would be 207 spaces:

	Quantity	Required	Weekday		Weekend		Nighttime
Use	Sq ft	Parking	6AM-6PM	6PM-12AM	6AM-6PM	6PM-12AM	12AM-6AM
Office (1/250)	22666	91	91	9	9	5	5
Industrial (1/500)	22666	45	45	5	5	2	2
Warehouse (1/1000)	22666	23	23	2	2	1	1
Retail (1/250)	15000	60	48	54	60	42	3
Totals	82998	219	207	70	76	50	11

Attached is a description further detailing this request from the applicants attorney, Mr. Jed K. Burton.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. Remove the list of prohibited uses that were attached as a condition of approval on the amendment C-25-84.
2. Site approved for business record storage within an enclosed building, light manufacturing conducted within an enclosed building, and office/warehouse with more than 50% interior storage.
3. No outside storage on site.
4. Auto sales and service are prohibited at this time. If a future auto sales or service use is proposed it must be approved by the Planning Commission in a public hearing.
5. Tenant mix must meet the minimum required parking standards.
6. Subject to review upon valid complaint.

Continuance, to allow time for the applicant to submit a more detailed plan for the uses and parking for this center.

Denial, the applicant has not demonstrated why the use restrictions should be lifted and the list shall still apply to this development.